

**PB# 77-52**

**Windsor Acres  
(Section 3, Lots 61-67)**

77-5<sup>2</sup> Windsor Acres Sect 3  
Lots 61-67

approved 2/8/78.  
reimbursement  
No fee charged  
given to T.C. office 2/23/78



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

Date

12/77

Application No.

77-52  
98/83

## APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

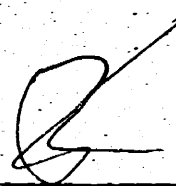
1. Name of subdivision Resubdivision of Windsor Acres Sect 3 LOTS 61-67
2. Location Faye Avenue
3. Acreage 1.5 + 4. Number of lots 4 5. Zone R4
6. Name & address of subdivider New Windsor Associates  
Box 69 New City N.Y. 10956
7. Name & address of record owner of land New Windsor  
Associates, 108 New Hempstead Rd, P.O. Box 69 New City, N.Y. 10956
8. Present and intended uses ONE family home

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

approved 2/8/78

Adopted 10/5/70

**COUNTY CLERK'S OFFICE**

**Tel. (914) 294-5151**

**Date** February 17, 1978

**Town of NEW WINDSOR**

By: Shirley B. Hadden  
Chief Clerk

# NOTES

1. THIS PARCEL APPEARS ON SECTIONS 37 & 47 OF THE TOWN OF NEW WINDSOR TAX MAP.

2. NUMBER OF LOTS: 4

3. TOTAL AREA: 1.739 ACRES

4. RECORD OWNER: NEW WINDSOR ASSOCIATES  
 & SUBDIVIDER: PO BOX 69  
 NEW CITY, N.Y.

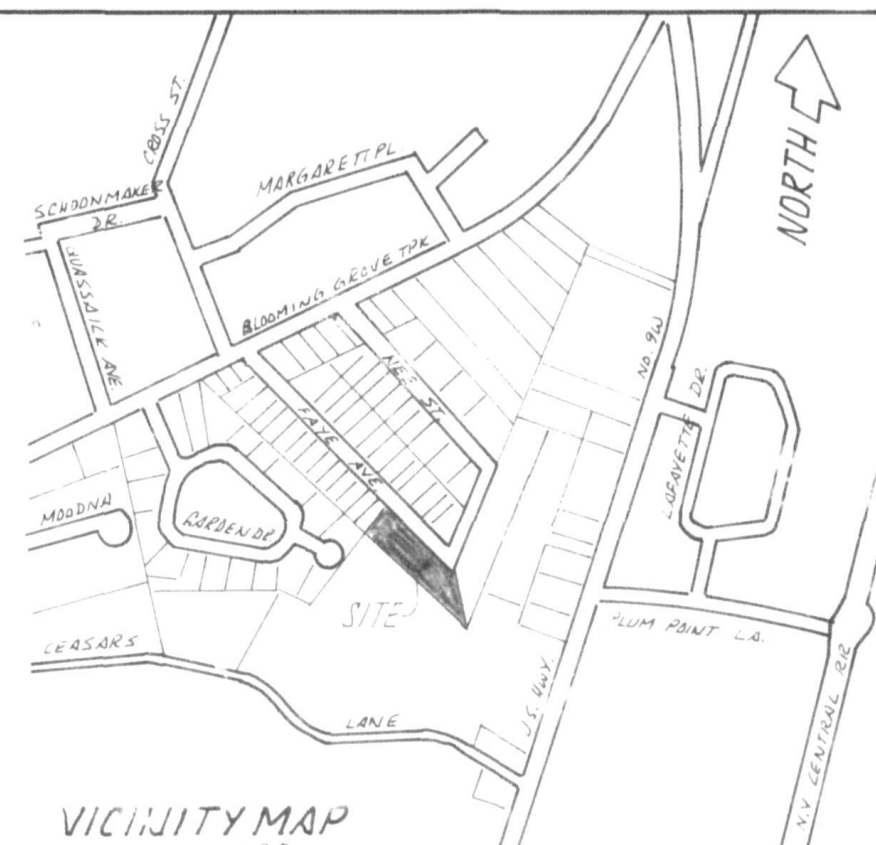
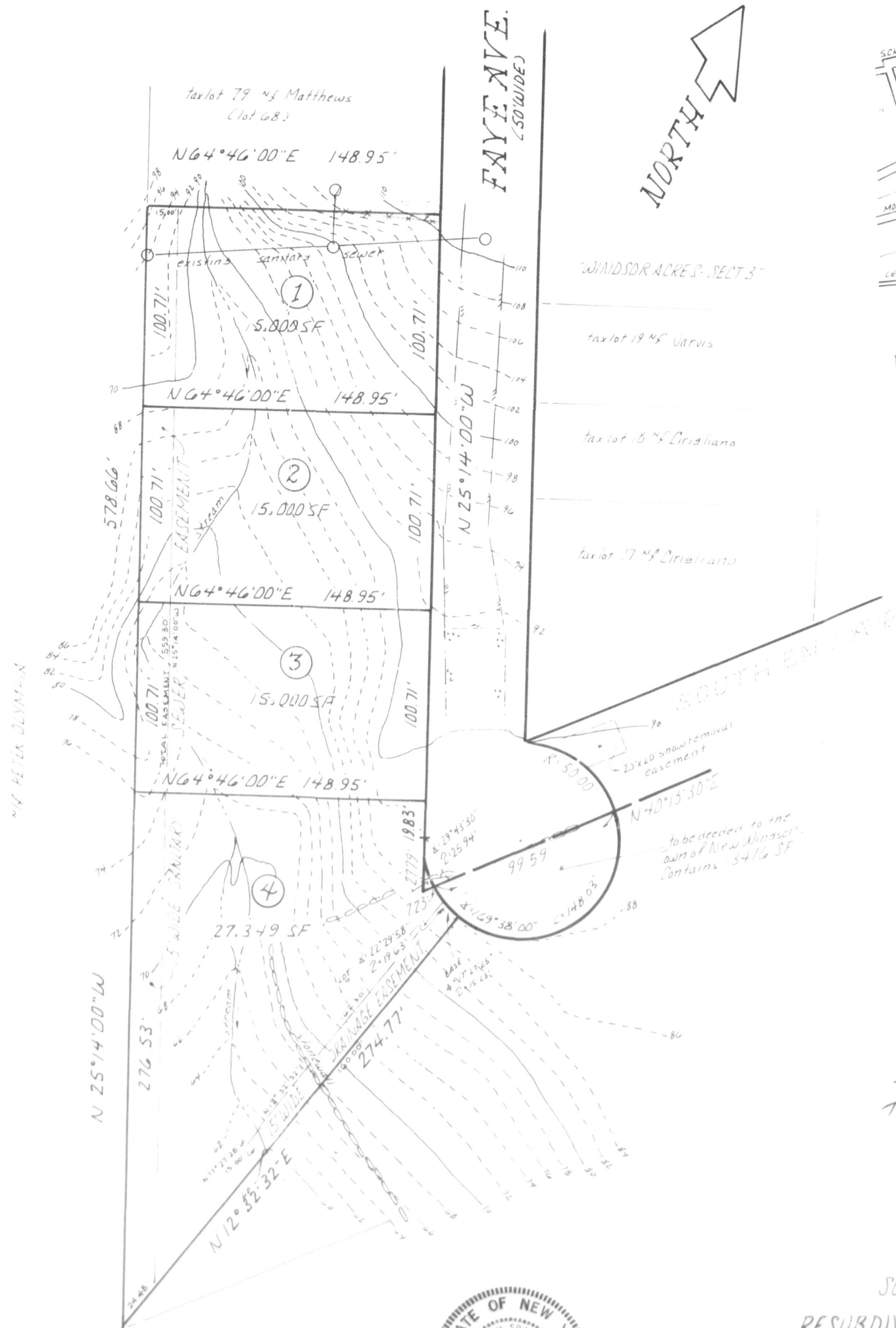
5. BEING A RESUBDIVISION OF LOTS 61 THRU 67 AS SHOWN ON A MAP ENTITLED: "WINDSOR ACRES" - SECT. III, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #1244.

6. EASEMENTS OR RIGHT OF WAYS, NOT VISIBLE, ARE NOT SHOWN.

7. BOUNDARY INFORMATION BASED ON A SURVEY BY OSTERTAG & M. DOUGALL, ENGINEERS & SURVEYORS, DATED 14 FEB 1973 AND REVISED 31 MAR 75 & 1 APRIL 75, PREPARED FOR FAYE AND SOUTH END AVE. REALTY CORP.

8. ZONE: RB BULK REGULATIONS:

AREA: 15,000 SF  
 WIDTH: 100'  
 DEPTH: 125'  
 FRONT YARD: 35'  
 SIDE YARD: 15'  
 REAR YARD: 40'



VICINITY MAP  
 SCALE 1"=800'

Final subdivision APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON Feb 8, 1978  
 BY Ernest J. Spagnoli

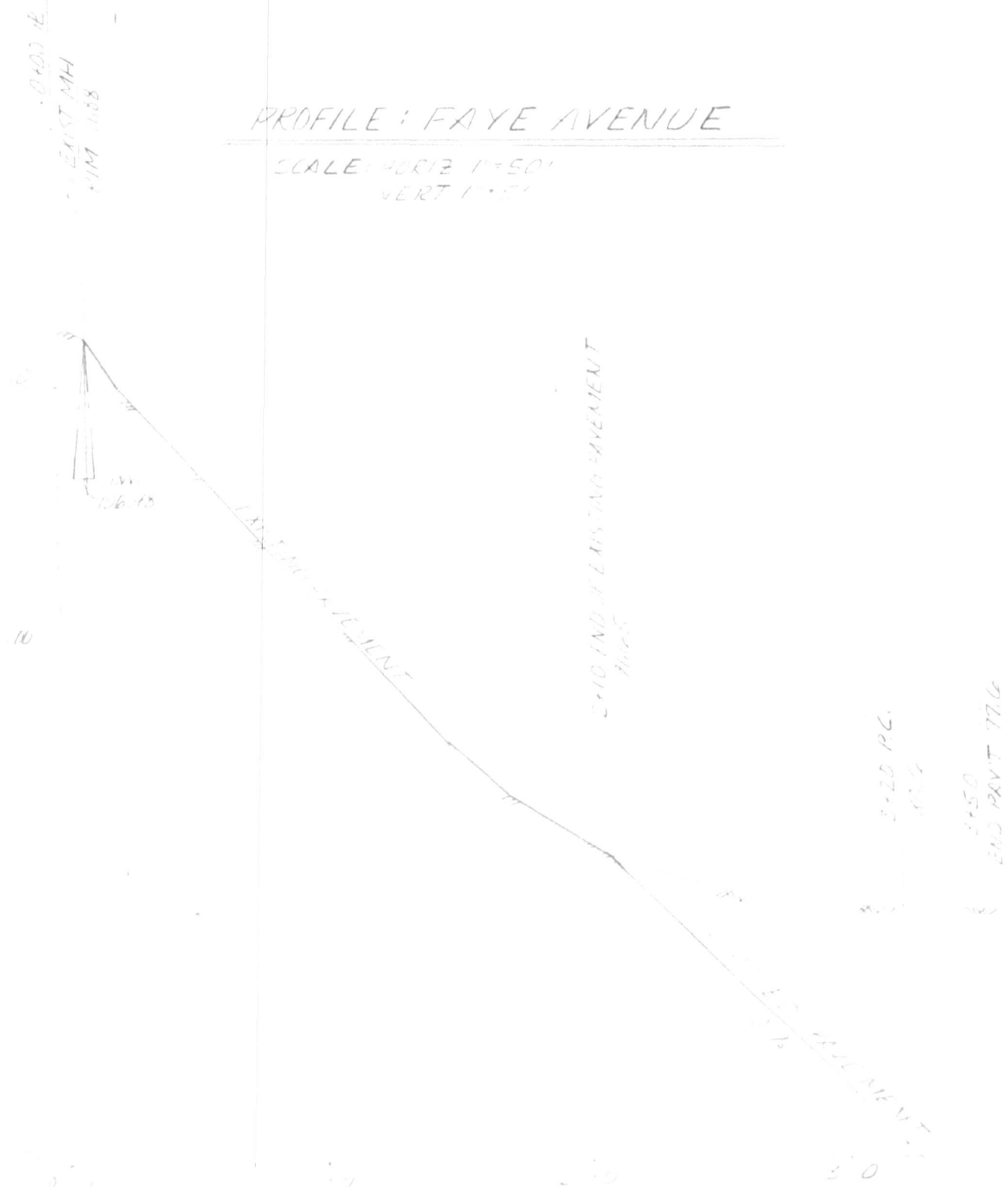


Albert R. Sparaco Jr.  
 ALBERT R. SPARACO JR. PLS NY Lic #46565

SUBDIVISION PLAT  
 RESUBDIVIDED LOTS #61 THRU #67  
 "WINDSOR ACRES" - SECT. 3  
 TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.  
 JAN 30, 1978  
 A. R. SPARACO JR. PLS  
 SURVEYORS - PLANNERS  
 SUFFERN - MARLBORO, N.Y.

# PROFILE: FAYE AVENUE

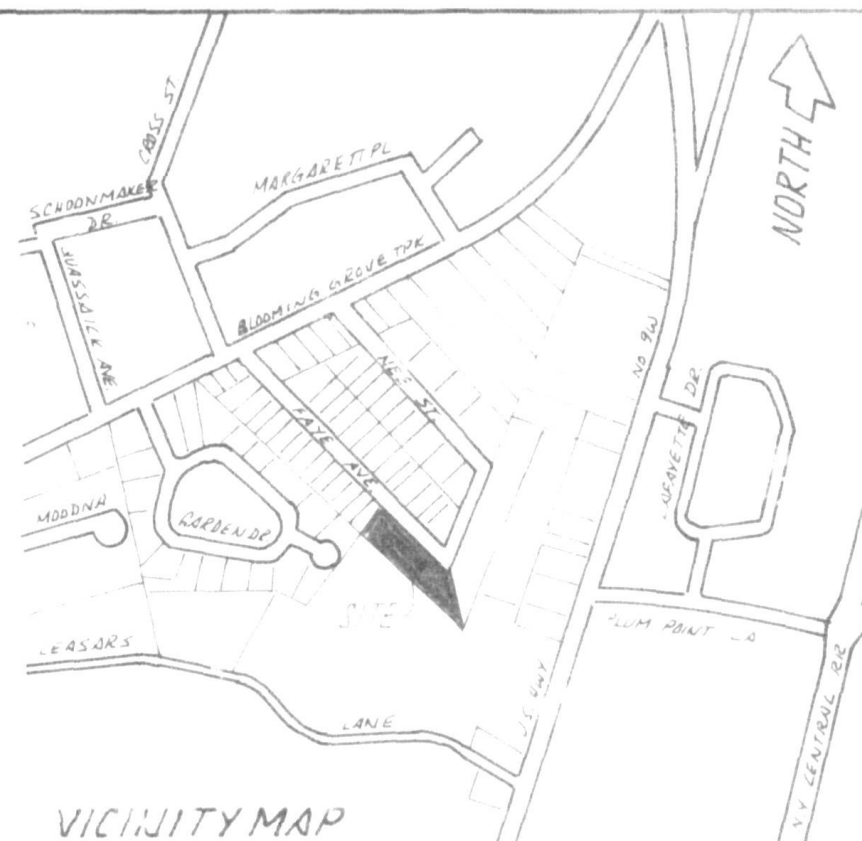
SCALE: HORIZ 1"=50'  
VERT 1"=5'



"WIND" IN "RED" SECT 4  
T. 71 N. W. 1/4 MATTHEWS



FAYE AVE.



VICINITY MAP  
SCALE 1"=800'

## VOTES

- 1. THE TOWN OF NEW WINDSOR IS TO BE DECEDED TO THE TOWN OF NEW WINDSOR.
- 2. THE TOWN OF NEW WINDSOR IS TO BE DECEDED TO THE TOWN OF NEW WINDSOR.
- 3. THE TOWN OF NEW WINDSOR IS TO BE DECEDED TO THE TOWN OF NEW WINDSOR.
- 4. THE TOWN OF NEW WINDSOR IS TO BE DECEDED TO THE TOWN OF NEW WINDSOR.

Final Division APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 10-11-1978  
BY [Signature]

WINDSOR PLANNING BOARD  
TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.

TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.  
ARSPRAN, L.L.C.  
SURVEYORS-PLANNERS  
SUFFERN - MARLBOROUGH